The GREAT* Trust

From a Demolished Iranian Proxy to a Prosperous Abrahamic Ally

* Gaza Reconstitution, Economic Acceleration and Transformation

The G

- ✓ The Gaza Re
  Trust will fun
  and integrate
- ✓ A US-led mu
  governance.
  Israel to the
  trusteeship.
- ✓ $70B-$100B
  Funding cov
  humanitarian
  packages, a
- ✓ Innovative fu
  a defined IRR
- ✓ Social Impac
  11X increase
  produced), 1
  children in sc
- ✓ Financial RO
  of investing
  on a $100B
- ✓ US Strategic
  regional arch
  US-industry

THE GOAL

A thriving Gaza at the crossroads of a New Abrahamic Architecture

THE RISK

Gaza is an Iranian outpost in a moderate part of the region that will threaten IMEC / Abrahamic architecture and undermine any future Palestinian self-governance.

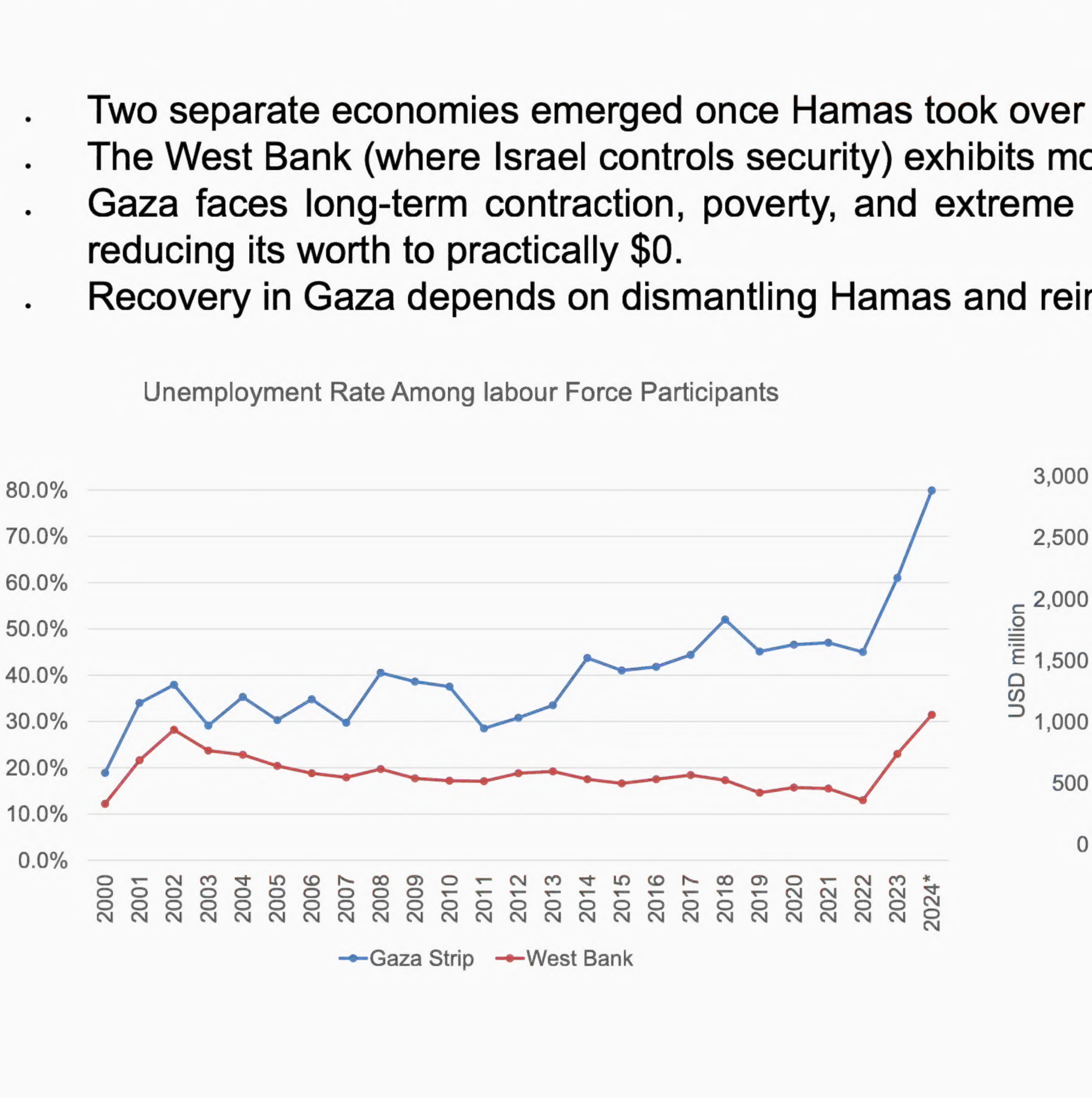
THE OPPORTUNITY

Gaza is a regional trade hub at the crossroads of the ancient **Sea Route** (Egypt ↠ Gaza ↠ Babylon) and the **Incense Trade Route** (India ↠ Yemen ↠ Arabia ↠ Europe). It can thrive once again at the center of pro-American regional architecture.

Gaza's Economy Todau: Total Collaps

- Two separate economies emerged once Hamas took over
- The West Bank (where Israel controls security) exhibits mo
- Gaza faces long-term contraction, poverty, and extreme reducing its worth to practically $0.
- Recovery in Gaza depends on dismantling Hamas and rein

Unemployment Rate Among labour Force Participants

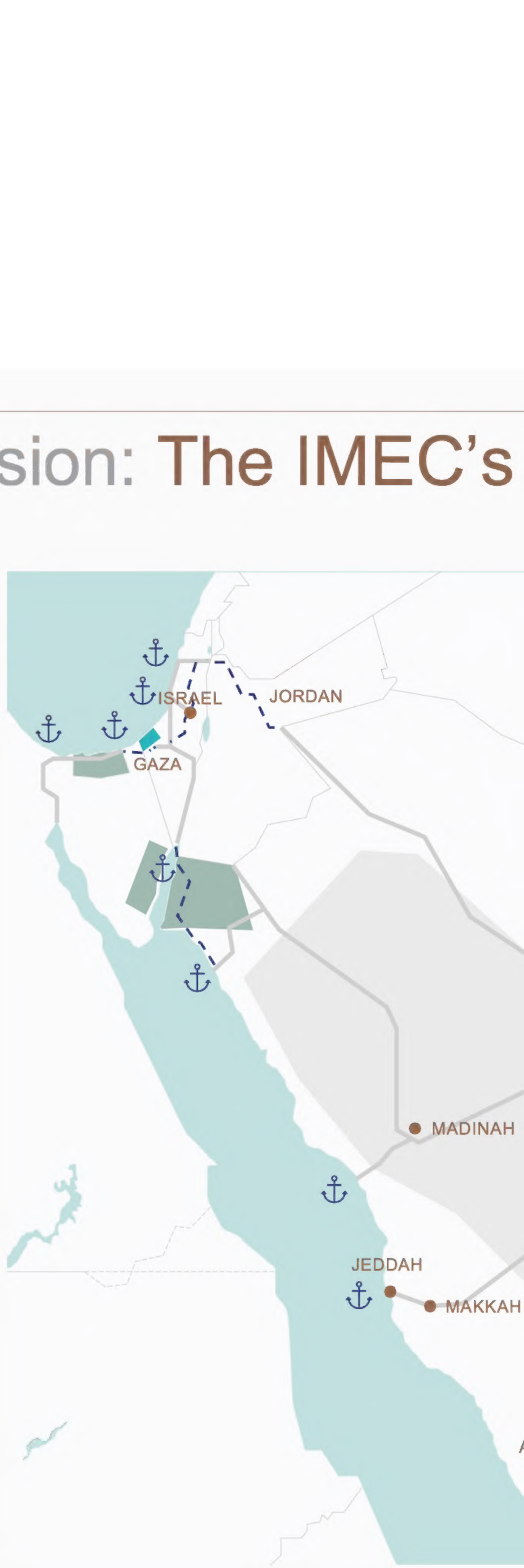


Gaza 2035 Regional Vision: The IMEC's

While Iran spreads instability & radicalism from the northeast, the Middle East is pivoting south:

1. Mega projects in KSA, Egypt, and throughout the region.
2. $1.3T of rare-earth minerals in western KSA
3. Global trade & finance hubs in UAE
4. Potential connectivity through the IMEC Initiative
5. Global tech and defense hubs in Israel.

Gaza can transform into a Mediterranean hub for manufacturing, trade, data, and tourism, benefiting from its strategic location, access to markets (Europe, GCC, Asia), resources, and a young workforce, all supported by Israeli tech and GCC investments.

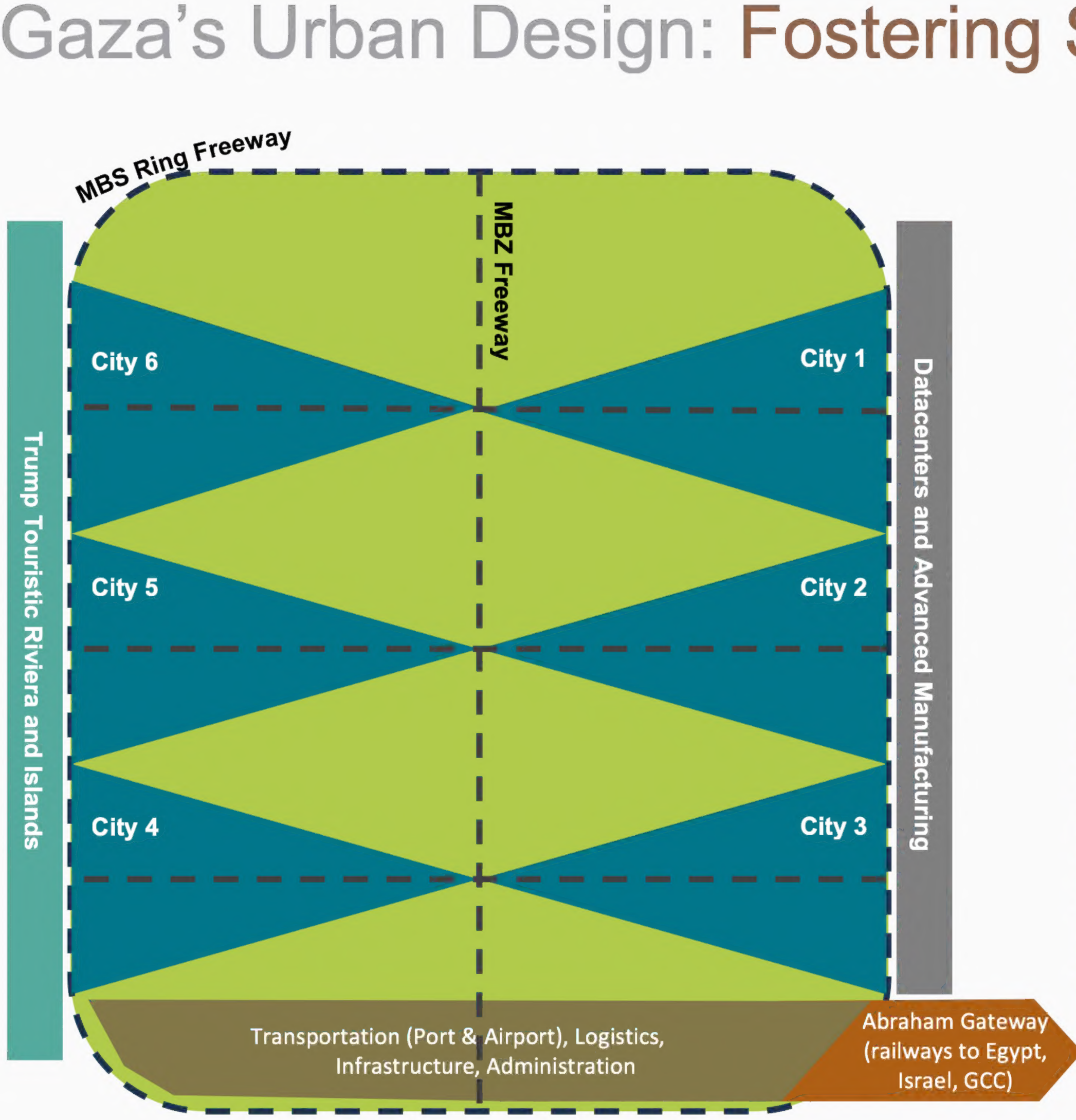


Reimagining Gaza: 10 Mega Projects

The **Gaza-Arish-Sderot Special Economic Zone** will be established with **free trade** to Europe, G and the US. In it, the GREAT Trust will spearhead **10 ambitious mega-projects** (PPPs):

Project	Description
Gaza Infra. Rebuild	*UXO clearance, Debris removal, Utilities and grid rebuild*
The Abraham Gateway	*Regional Logistic Hub in Rafah. Connected to Gaza's manufacturing zone, port & airport through the Gaza Ring. Connected to ports in Egypt, Israel, and GCC through the Abrahamic Infrastructure Corridor.*
The MBS Ring and MBZ Central Highway	*Pave the MBS Ring highway and Tram around Gaza. Replace Salah-a-din road with MBZ highway crossing the ring*
Abrahamic Infrastructure Corridor	*Massive railway, pipelines and fibers build to connect the Abraham Gateway to regional hubs across the IMEC: KSA/UAE, Egypt, Israel and Jordan*
Gaza Port and Airport	*A small-scale RORO port in Gaza (extension of Al-Arish port) + small airport in Dahaniya.*
Regional Water Hub	*Large-scale solar and desalination plants in Sinai*
The Elon Musk Smart Manufacturing Zone	*Industrial zones along the Gaza-Israel boarder feeding from and to the Abrahamic Gateway through the Gaza Ring*
The American Data Safe Heaven	*Regional Datacenters with special US AI regulation Protected by the GREAT Trust and serving Israel and GCC through Abrahamic Infrastructure Corridor's Fiber*
Gaza Trump Riviera & Islands	*World-class resorts along the coastline and on small artificial islands (similar to the Palm Islands in Dubai)*
Gaza Planned Cities	*Zero-ground construction of 6-8 dynamic, modern and AI-powered, smart planned cities on the inner side of the Gaza Ring. All services and economy in these cities will be done through ID-based digital system.*

Gaza's Urban Design: Fostering Stab



Advanced Manufacturing Example: EV Industrial Zone

American electric vehicle companies build factories and facilities for employees in northern Gaza and Southern Israel

↓

Minerals and Materials shipped from KSA and UAE

↓

Assembled into batteries and cars by skilled (low-cost) personnel in factories powered by Gas from Gaza- Marine and PV energy

↓

Cars delivered in Europe with low shipping costs via El-Arish Port and 0% tax (free trade zone) – competing with Chinese EVs

↓

EV Companies gain profits - while giving a better future for Palestinians and Israelis

Innovative Funding Model: Land Trus

- **Goal:** Create a self-financing and sustaining development fund to reconstruct Gaza and finance humanitarian efforts and development
- **Mechanism**: Gaza Land Trust
- **Initial Capital and Assets**: 30+% of Gazan land that is public (will be leased to the Trust for 25-99 years) and any investments
- **Upside**: >$300B asset value with self-generating revenue streams.
- **Profit Sharing: Returns above a certain IRR could be reinvested in** a new dedicated Palestinian Wealth Fund for the benefit of future Gazans.
- **Technology Opportunity:** Develop a blockchain registry for land and tokenization to enhance liquidity.

How GREAT Tru

Deal structuring	Token originatio
Define main objectives and rationale of RE security	*Convert RE ass digital asset an into tokens*
• Estimate valuation of underlying assets • **Stand up the GREAT Trust** • Structure tokenized security • Define digital asset implications, terms and conditions	• Digitize asset information in blockchain as of ownership (digital land titl registration) • Create and re tokens for frac ownership • **Place public (~30% of Gaz the trust)** • **Offer Gazans place their pr owned land i Trust in exch for token tha right for perm housing unit**

Governance Framework: A Cust

6-12 MONTHS

Humanitarian Operations

- Israel fights to dismantle Hamas*.
- The Gaza Humanitarian Foundation (GHF) is created to provide Hamas-free secure aid and temporary housing.
- GHF operates under a humanitarian mandate to secure its humanitarian operations and personnel.
- Hamas-free Humanitarian Transition Areas are established.

* This phase could be skipped if Hamas agrees to disarm voluntarily

Year 1

Transfer of Administrative Responsibilities

- The GREAT Trust is Created. GHF folds under the GREAT Trust.
- At the beginning of this phase, Israel transfers Administrative Authorities and Responsibilities in Gaza to the GREAT Trust under a bilateral US-Israel agreement.
- Israel maintains overarching rights to meet its security needs.

Multi-Year T

Multila Custo

- The Tru transitio and der Polity is
- Ideally, countrie making institutio
- Potentia is expan Trustee

Hybrid Security Framework: Self fur
building local capacity

6-12 MONTHS

Humanitarian Operations

- The GHF hires private contractors to distribute aid security and build and operate temporary housing zones.
- Private contractors and vetted Gazans maintain public order.
- The GHF coordinates with the IDF, which maintains responsibility for overall security.

Year 1

Transfer of Administrative Responsibilities

- GHF contractors fold under a new security force that derives its mandate from the Trust.
- Vetted Gazans are trained by the GHF and gradually increase their share of the security forces.
- Israel continues to maintain responsibility for overall security.

Multi-Year T

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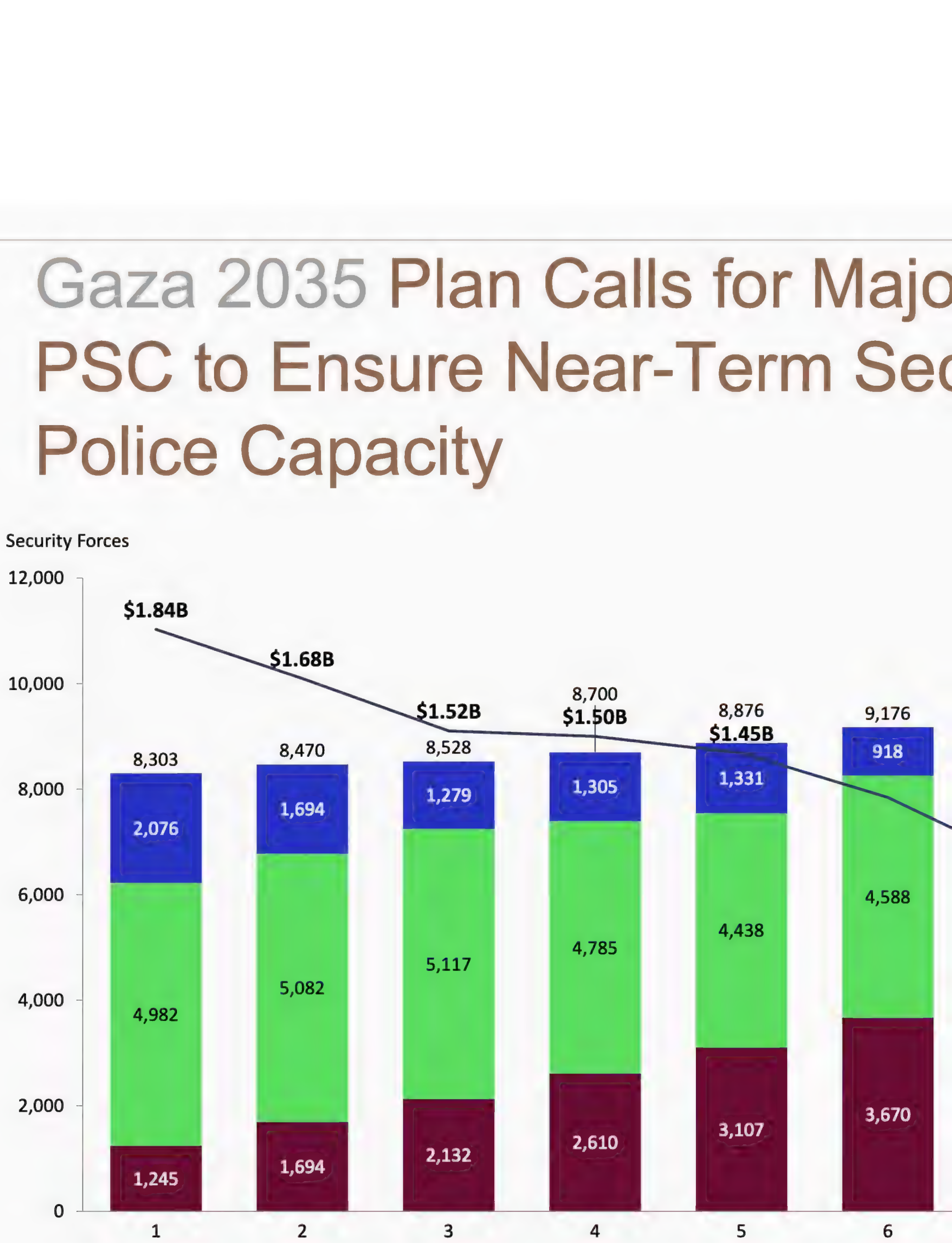
- Israel m to meet

Security

Gaza 2035 Plan Calls for Majo PSC to Ensure Near-Term Sec Police Capacity



Note: The ratio of police to civilians is 0.005 to align with West Bank ratios and are significa

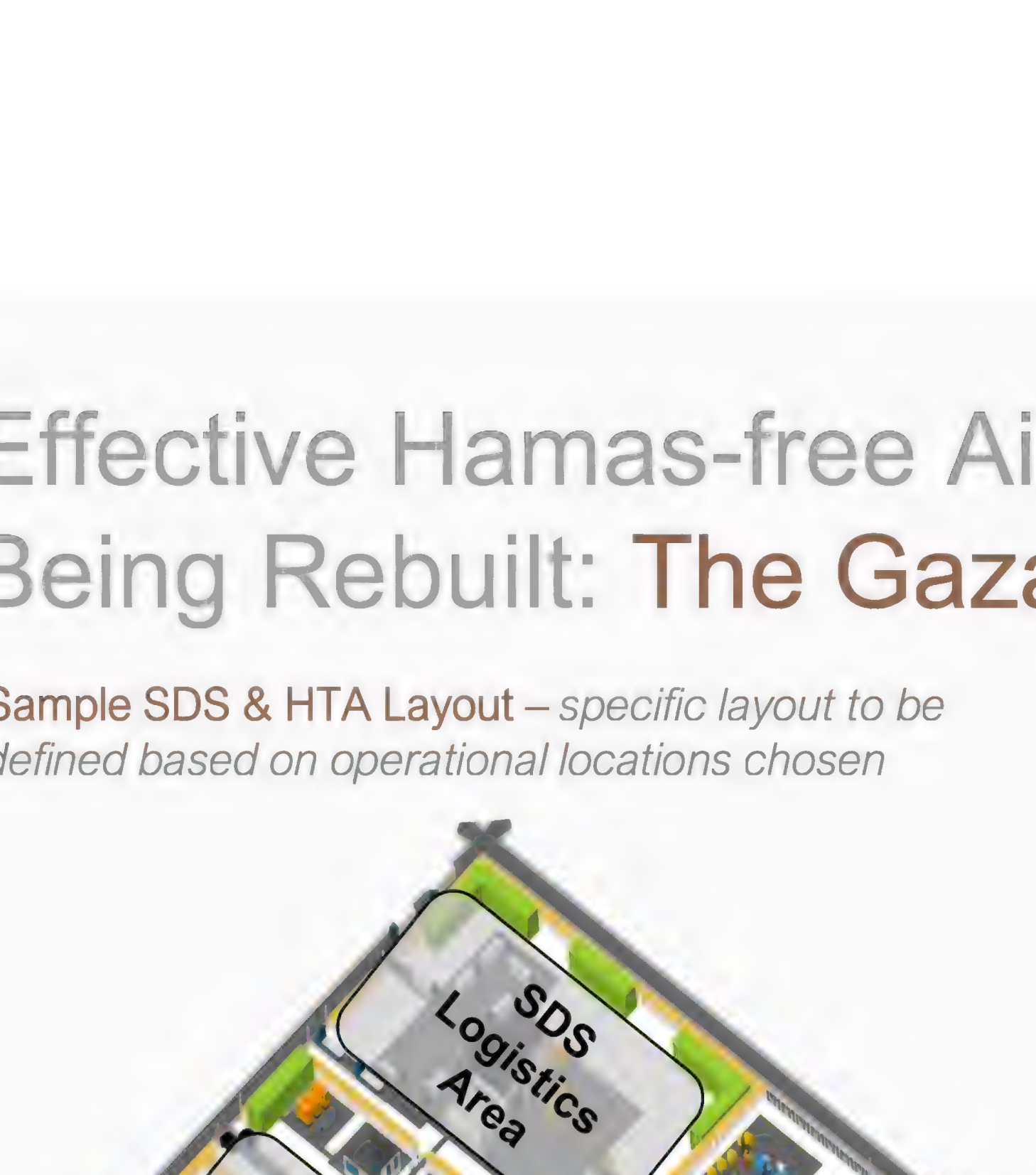
Effective Hamas-free Aid-delivery an
Being Rebuilt: The Gaza Humanitaria

GHF Guiding Principals

- ✓ GHF is a **humanitarian assistance-driven organization** whose focus is **securely distributing aid** and **housing the population** during reconstruction efforts
- ✓ GHF is an **international organization** that operates in an apolitical manner and is committed to neutrality
- ✓ GHF coordinates its efforts with all **NGOs and humanitarian partners** operating in the Gaza Strip
- ✓ GHF **efficiently allocates donor contributions** by aligning funding with well-informed, strategic aid efforts to support the people of Gaza
- ✓ GHF's **humanitarian experience, regional expertise, and key stakeholder relationships enable successful aid delivery** and significantly de-risk the humanitarian effort

Effective Hamas-free Aid-delivery an
Being Rebuilt: The Gaza Humanitaria

Sample SDS & HTA Layout – *specific layout to be defined based on operational locations chosen*



Contraband Free Aid Shipme

- Restricting Hamas's access to
  capabilities
- GHF will facilitate effective and

Secure Aid Distribution Netw

- GHF will secure aid routes thro
- GHF aid convoys will operate a
  transit
- This approach runs counter to
  luting and divergence.

Safe Distribution Site (SDS)

- GHF will utilize a system of SDS
- SDS sites will provide warehou
- Each SDS site will provide aid t
  Hamas's ability to compile bulk
  need.

Humanitarian Transition Area

- In combination with the SDS sy
  Gazans via HTAs
- The HTA system lays the found
  providing for critical human nee
- HTAs use a combination of exte
  human flourishing free from Ha

Accelerating Reconstruction: Volunt

Temporary housing option: Gazans remain in Gaza during reconstruction

- ✓ Receive temporary housing – **hardened structures** set up **in communities with life support** (e.g., education, WASH, food)
- ✓ Assumes ~**75% of Gazans remain** in Gaza
- ✓ Assumes ~**90% of Gazans** who remain will **require temporary housing**

~$6B
In temporary housing support in Gaza

$23k
Savings on every Palestinian relocating (costs $9k outsi

$500M
Savings on every 1% rel

Ga

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Along with generating ~$185B in rev
10 years, expect plan to increase val from $0 today

~$133B investment over the first 10 years will…

Investment type	Category	Investment
GREAT Trust investments	Permanent residential housing	$35,329,804,447
	Infrastructure[1]	$26,753,130,684
	Debris removal + temporary housing[2]	$19,801,039,194
	Security	$12,899,079,835
	Education + workforce development	$2,611,142,424
	Total GREAT Trust investments	**$97,394,196,582**
Private investments (PPP)	Permanent residential housing	$15,141,344,763
	Rail hub	$1,800,000,000
	Deep port construction	$1,395,000,000
	Broadband	$1,030,512,899
	Medical facility construction	$990,812,500
	Total PPP investments	**$20,357,670,162**
Private industry CAPEX (non-PPP)	Advanced manufacturing	$12,000,000,000
	Tourism	$2,682,409,327
	Data center	$1,000,000,000
	Total non-PPP investments	**$15,682,409,327**
Total investments		**$133,434,276,071**

Reconstruction will also increase value of Gaza by ~$324B a

1. Includes investments in the following categories: Medical Facility Construction, Infrastructure + Broadband, Rail Hub, Deep Port Construction 2. Includes investments in the following categor Construction, and Deep Port Construction 4. Includes revenues from construction of advanced manufacturing, tourism, and data center 5. Includes revenue from UXO clearance, debris removal companies, and security PPE and uniform manufacturers

Levers to Reduce the Trust's Investr

- ✓ Increase the number of Gazans who volunteer to l
- ✓ Increase the % of PPP investments and/or expand investments are used
- ✓ Use debt to finance a portion of the investment. Pu The Trust's annual returns (expected to exceed $4.5 debt.
- ✓ International aid contributions to lower expenses (e or medical supplies)
- ✓ Expedite construction timelines (Reducing tempora recovery / self-funding earlier)

Asset Valuation

Gaza 2035 ~$320B 'Asset V

create significant value for a

The GREAT Trust

- $100B-$130B in Value for the Trust's 30-40% ownership of Gaza's lands
- >$4.5B in annual revenues

Gazans remaining/returning

- ~380k families (2.1M people by year 10)
- Ownership of ~1800 sq ft residence
- Residences valued at ~$200k each (~1/10 price of Tel Aviv)
- Cumulative value of >$75B

Gazans permanently relocating

- ~90k families (500k people by Year 10)
- Each family will receive ~$55K relocation package plus subsidized rent for 4 years

Advanced manufacturing

- Similar capacity to TSMC Arizona or Nevada Tesla Gigafactory
- Construction costs of $6-12B
- Annual revenues of up to $10B

Broadband

- Provide full broadband needs to Gaza and leading standards (40 and 5G NSA)
- ~$1.4B constructions costs
- $100M annual ROIC by Year 10

Rail

- ~$3B mix of high-speed rail and corridor capacity
- Gaza to serve as major hub for
- Typical 10-year payback period projects
- Expect ~$500M annual revenue completion

Tourism industry

- ~$3B / year tourism industry (~3 than Oman), at 40% maturity by
- $2.7B value of construction by y
- $1.2B annual revenues by year
- 30-40 luxury hotels completed

Primary investment categories

An unprecedented public-private partnership to rebuild Gaza

Gaza Permanent Residential Housin

Category Description

- ✓ **Permanent residential housing:** Construction of medium-sized (323 sq ft per pe housing for residents of Gaza accounting for expected population growth assuming minimal housing is needed for non-Gazans

Assumptions

- ✓ **Cost:** $70 per sq ft
- ✓ **Size:** 323 sq ft per person
- ✓ **Timing:** Construction starts in year 2 and is completed by year 8; buildings ca built within a year
- ✓ **PPP:** Assumes 70% GREAT Trust, 30% private investors

Metrics			
Sub-category	Year investment starts	First year investment ($)	Total investment ($
Permanent residential housing	2	$5.2B	$35.3B

NOTE: Includes only the Trust's portion of investments; does not include private portion of PPP

Gaza Initial Infrastructure Rebuild

Category Description:

In years 0-5, the Trust will invest in foundational activities required to prepare Gaz for long-term infrastructure and economic development investments

- ✓ UXO clearance: Includes detection, removal, and safe disposal of unexploded ordnance, including (aircraft bombs, mortars, anti-tank weapons, rockets, and grenades. Completed by year 5
- ✓ Debris removal: Large-scale clearing and disposal of rubble, collapsed buildings and hazardous materials. Assumes 100% removal of debris in 4 years
- ✓ Temporary housing: Includes 1) the provision of short-term modular shelter solutions to house displaced people who remain in Gaza; 2) financial support fo years for Gazans to relocate (relocation package, rent, food). Assumes 100% Gazans in Gaza have permanent housing by year 10
- ✓ Basic infrastructure: Roads, bridges, tunnels, public transport, an airport, tempo and long-term power/electricity, water, sewage, waste management, and emergency response infrastructure. Projects take between 2-10 years to comple

Financial Metrics		
Sub-category	Investment in year 1	Total investment required
UXO clearance	$560M	$4.9B
Debris removal	$2B	$4.1B
Temporary housing/relocation	$6.0B	$10.9B
Basic infrastructure (e.g., roads, sewage, power)	$2.7B	$23.7B

NOTE: Includes only the Trust's portion of investments; does not include private portion of PPP

Gaza Security

Category Description

- ✓ **Security:** Includes estimated cost of security forces, including Western PSC, peacekeeping force (optional), and local police needed to ensure security Gaza. Cost includes salary, weaponry (e.g., rifle, pistols, ammo), and armor/uniforms

Assumptions

- ✓ **Western PSC, TCN, peacekeepers:** Costs are fully burdened and include life su and housing
- ✓ **Local police:** Costs cover salary, weaponry, and body armor/uniforms but doe include life support and housing
- ✓ **Weaponry:** Assumes rifles and pistols are procured for all security forces refreshed on a 3-year cycle; each security personnel receives 1 rifle and 1 pistol
- ✓ **Body armor:** Body armor and uniforms only need to be procured for local p armor is provided for other security personnel by security company

Metrics			
Sub-category	Year investment starts	First year investment ($)	Total investment ($
Security	1	$1.8B	$12.9B

Education and Workforce Developme

Category Description

- ✓ **Education and Workforce Development:** Includes CAPEX (e.g., constructi schools) and OPEX (e.g., teachers) costs for students aged 5 – 14 to attend school and for students 15+ to attend vocational schools. Assumes Gaza working age (18 – 59) are able to find employment in the follo industries/locations: tourism, security, medicine, advanced manufacturing, p sector (e.g., government), regional data center, rail, port, education, and construction

Assumptions

- ✓ **Grade school:** Assumes all students aged 5 – 14 attend grade school with a st to teacher ratio of ~17 students per teacher and ~421 students per sc Construction starts in year 3 with 100 schools constructed per year at a cost of per school

- ✓ **Vocational school:** Assumes 20% of Gazans aged 15 – 39 attend vocational sc With 1,176 students per campus, ~42 campuses are needed to support exp students. 40 schools are constructed per year with a cost of ~$5.6M

Metrics			
Sub-category	Year investment starts	First year investment ($)	Total investment ($
Education and Workforce Development	3	$423.5M	$2.6B

Public Private Partnership (PPP) inve

Category Description

By leveraging a PPP model for key infrastructure investments, the Trust can levera private capital, industry technical experts, and shared accountability to accelerate project delivery, improve efficiencies, and deliver high quality sustainable infrastructure to support long-term economic recovery. PPP investments will be ma for:

- ✓ Medical facility construction
- ✓ Broadband infrastructure
- ✓ Rail infrastructure
- ✓ Deep port construction

Financial Metrics				
Sub-category	% Trust, % Private	Year investment starts	First year investment ($)	Total inves ($)
Medical facility construction	50%, 50%	Year 1	$475M	$2.1B
Broadband construction	25%, 75%	Year 1	$275M	$1.4B
Rail	40%, 60%	Year 5	$500M	$3B
Deep port construction	10%, 90%	Year 5	$310M	$1.6B

Private Industry CAPEX (non-PPP)

Category Description

Private industry investment can be leveraged to build out key infrastructure tha
drive long-term economic growth in Gaza. Private industry investors will suppo
building of necessary tourism infrastructure (e.g., hotels), a regional data cent
Cloud Service Providers, and advanced manufacturing facilities (e.g., gigafacto
Non-PPP investment will fund infrastructure to support:

- ✓ Tourism
- ✓ A regional data center
- ✓ Advanced manufacturing

Metrics			
Sub-category	Year investment starts	First year investment ($)	Total investmen
Tourism Build Out	Year 3	$72.8M	$2.7B
Data Center	Year 5	$333.3M	$1.0B
Advanced Manufacturing	Year 5	$2.0B	$12.0B

Financial Modeling

Key financial model assumptions

Population assumptions

- ✓ Baseline Gazan population is ~2.14M, with a 2.02% an
- ✓ ~75% of Gazans will remain in Gaza during reconstruct
- ✓ Of the estimated 25% who choose to relocate during re return to Gaza

Investment assumptions

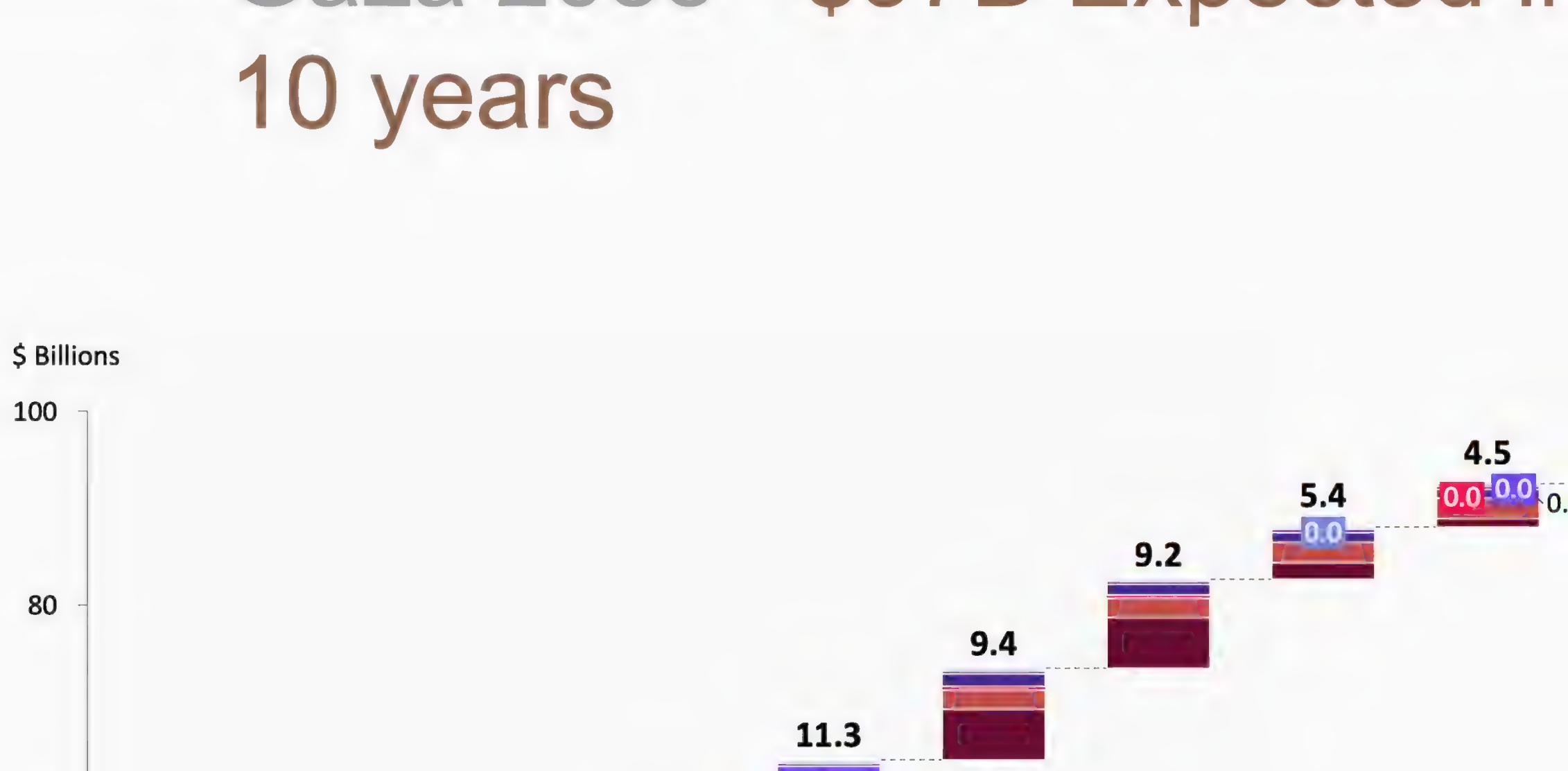
- ✓ Trust provides 100% investment in: UXO, debris remov infrastructure, and workforce development
- ✓ Trust and private companies enter PPPs to invest in: me broadband, rail, and deep port construction

Levers to Reduce the Trust's Investr

- ✓ Increase the number of Gazans who volunteer to l
- ✓ Increase the % of PPP investments and/or expand investments are used
- ✓ Use debt to finance a portion of the investment. Pu The Trust's annual returns (expected to exceed $4.5 debt.
- ✓ International aid contributions to lower expenses (e or medical supplies)
- ✓ Expedite construction timelines (Reducing tempora recovery / self-funding earlier)

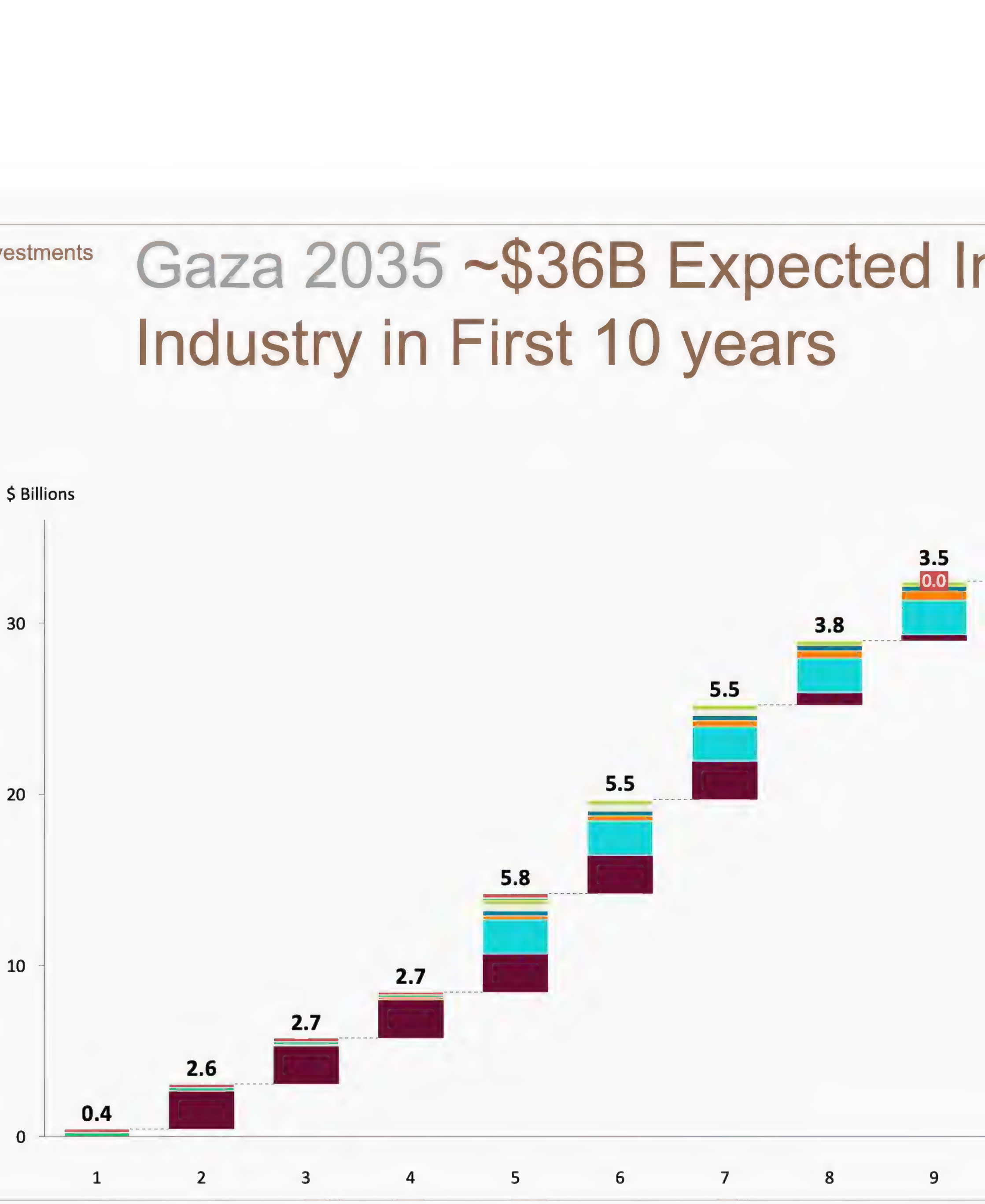
Investments

Gaza 2035 ~$97B Expected in 10 years



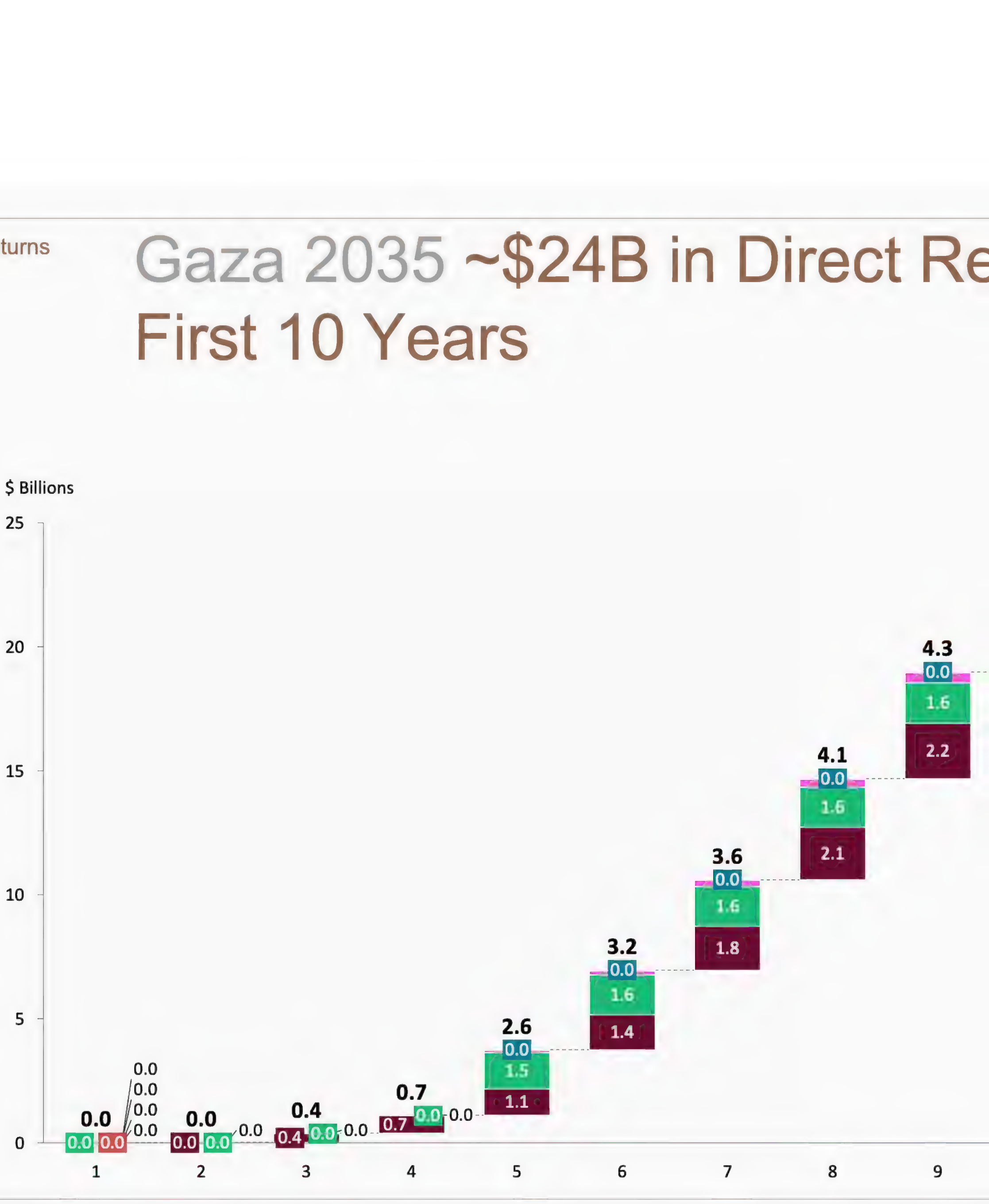
Investments

Gaza 2035 ~$36B Expected Industry in First 10 years



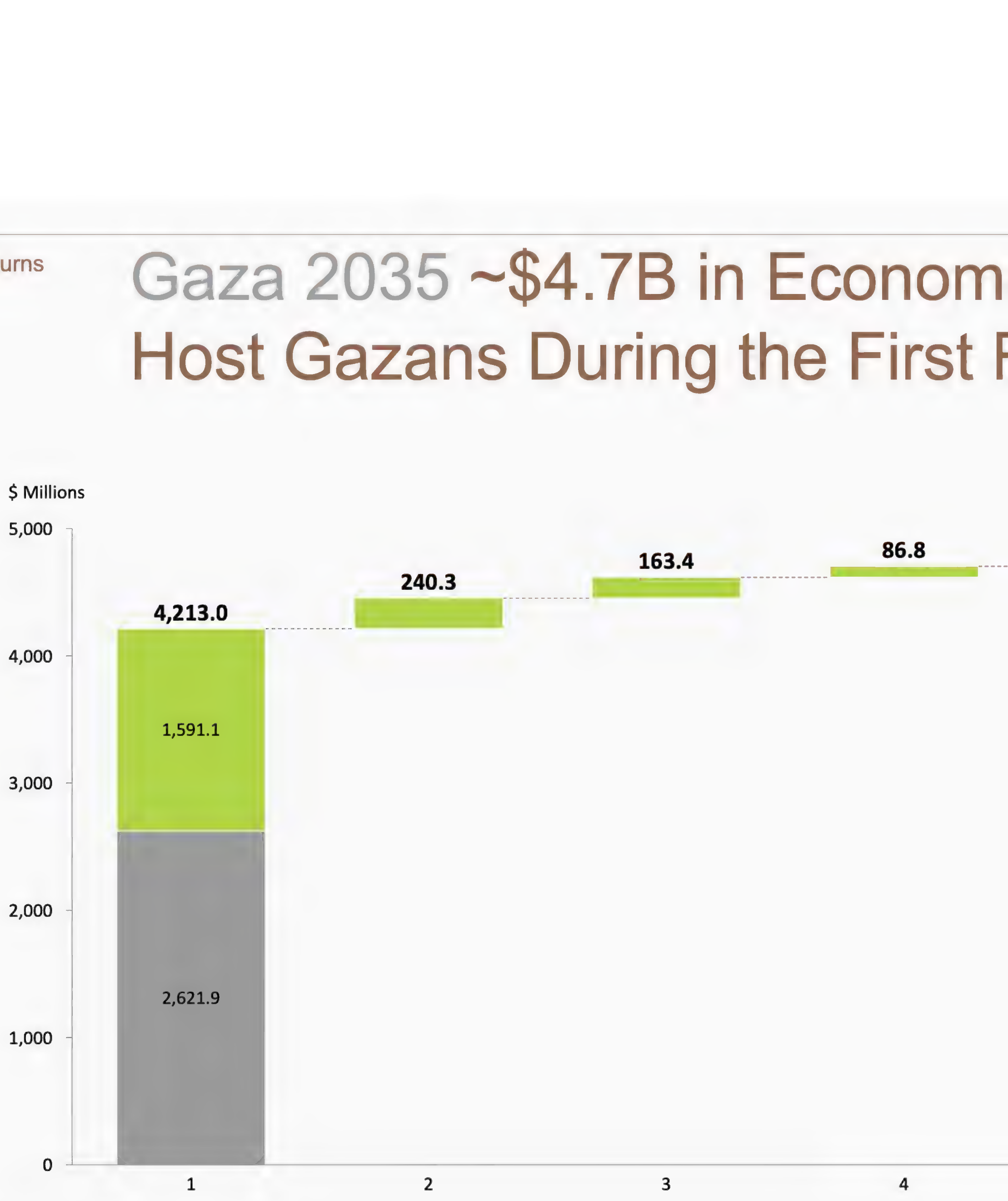
Returns

Gaza 2035 ~$24B in Direct Re
First 10 Years



Returns

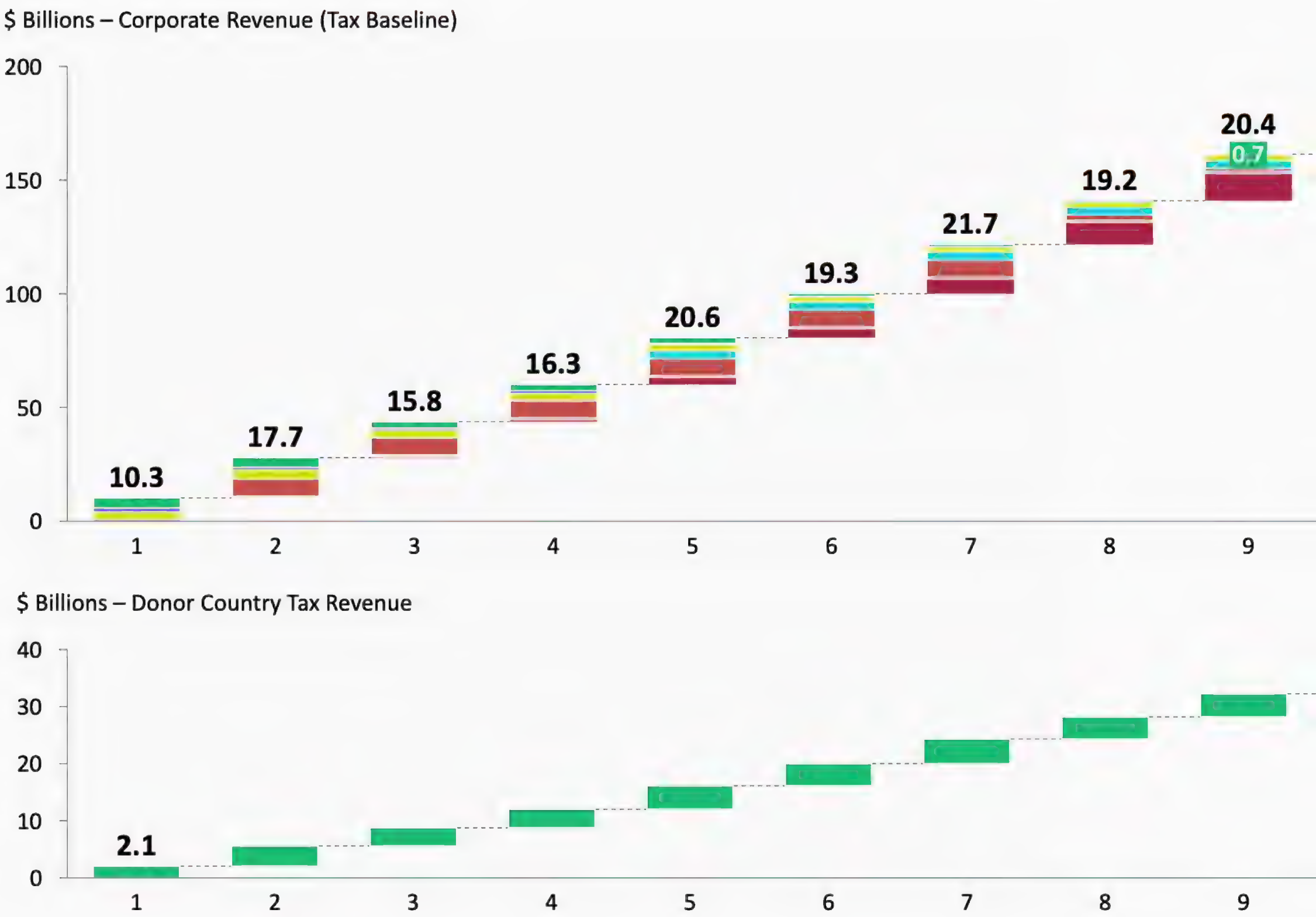
Gaza 2035 ~$4.7B in Economic Returns to Host Gazans During the First F



1. Assumes a one-time relocation package payment in year 1 for every Gazan who voluntarily relocates; Assumes funding to cover 1 year of food and rent subsid

Returns

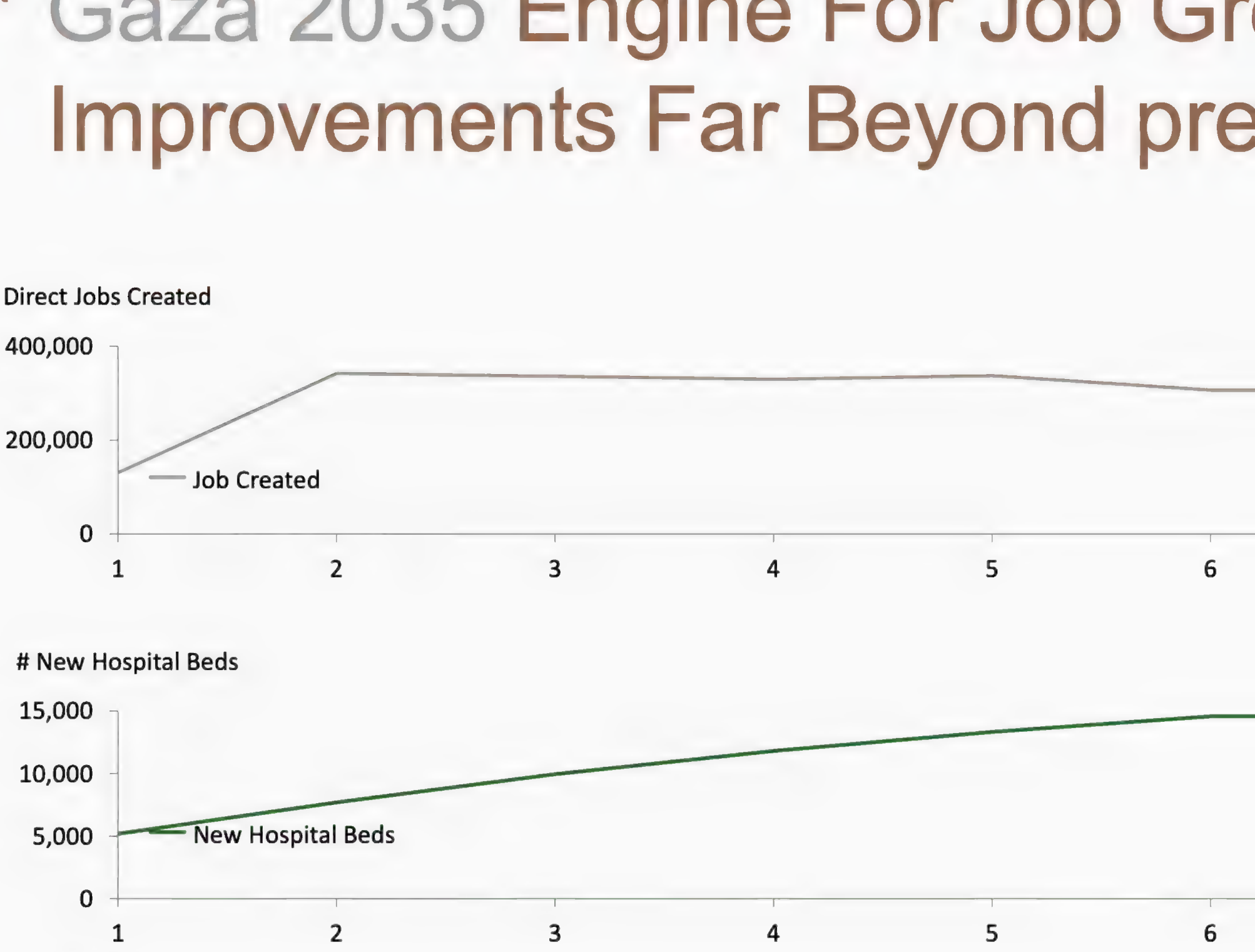
Gaza 2035 ~$185B in Industry Years and ~$37B in Donor Co

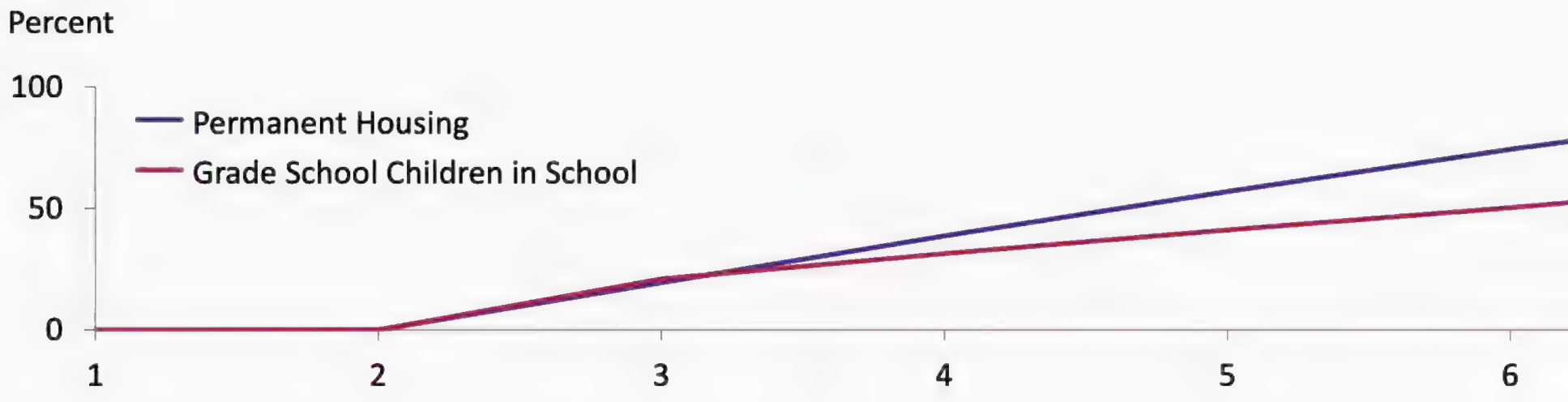


Social Impact

Gaza 2035 Engine For Job Gr

Improvements Far Beyond pre





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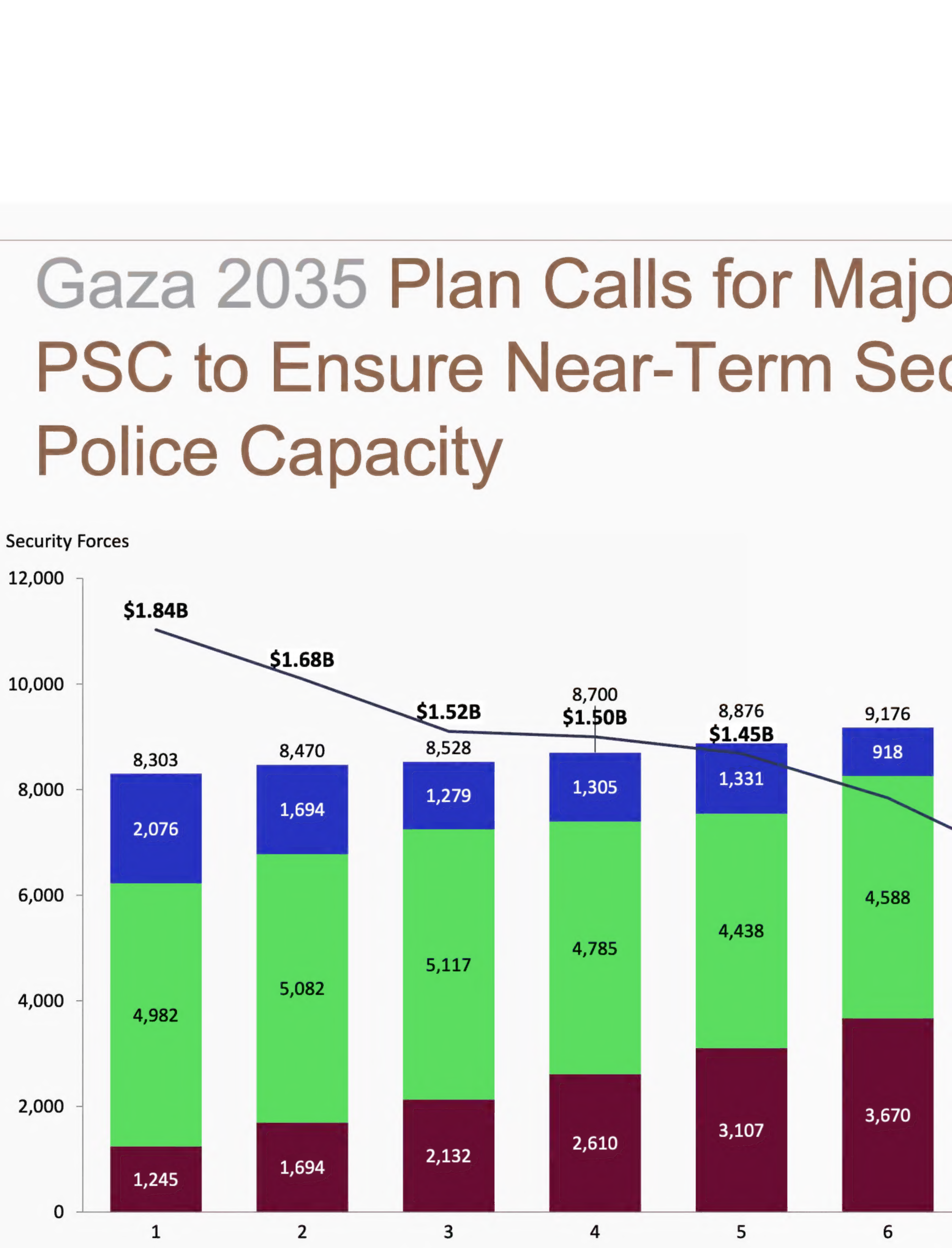

Note: The ratio of police to civilians is 0.005 to align with West Bank ratios and are signifi

Asset Valuation

Gaza 2035 GDP and Valuation Compared to Pre-War Levels

GDP: ~11X growth compared to pre-war levels

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NO
ir

Asset Valuation

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create significant value for a

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- $100M annual ROIC by Year 10

Rail

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- Gaza to serve as major hub for
- Typical 10-year payback period projects
- Expect ~$500M annual revenue completion

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- $1.2B annual revenues by year
- 30-40 luxury hotels completed